

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING CHAPTER 12, "ZONING", SECTION I, "ESTABLISHMENT OF DISTRICTS, PROVISION FOR AN OFFICIAL ZONING MAP", OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING CERTAIN PROPERTIES AS DESCRIBED BELOW; DECLARING A PENALTY, AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That Chapter 12, "Zoning", Section I, "Establishment of Districts, Provisions For An Official Zoning Map", of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A", attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five dollars (\$25.00) nor more than Two Thousand Dollars (\$2000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this 28<sup>th</sup> day of February 2002.

ATTEST:

\_\_\_\_\_  
Connie Hooks, City Secretary

\_\_\_\_\_  
Lynn McIlhaney, Mayor

APPROVED:

Carla A. Robinson  
City Attorney

**EXHIBIT "A"**

That the Official Zoning Map of the City of College Station, Section I, "Establishment of Districts, Provisions For An Official Zoning Map", of Chapter 12, "Zoning", is hereby amended as follows:

The following property is rezoned from C-N Neighborhood Business to C-B Business Commercial.

*1.00 acre being all that certain lot, tract, or parcel of land lying and being situated in the Morgan Rector Survey, Abstract No. 46, College Station, Brazos County, Texas, and being part of the 23.33 acre tract described in the deed from Hugo Harold Krennek to John Ben Carrabba, Jr., recorded in Volume 470, Page 334, of the Deed Records of Brazos County, Texas, and being more particularly described in the attached Exhibit "B," Metes and Bounds, and shown graphically in Exhibit "C".*

## TRACT ONE

Proposed Rezone to C-N

1.00 Acre

John Ben Carrabba

Morgan Rector Survey, A-46

College Station, Brazos County, Texas

Field notes of a 1.00 acre tract or parcel of land, lying and being situated in the Morgan Rector Survey, Abstract No. 46, College Station, Brazos County, Texas, and being part of the 23.33 acre tract described in the deed from Hugo Harold Krenak to John Ben Carrabba, Jr., recorded in Volume 470, Page 334, of the Deed Records of Brazos County, Texas, and being more particularly described as follows:

COMMENCING at the ½" iron rod set at the north corner of Lot 1, Block D, Ashford Square Subdivision according to the Plat recorded in Volume 590, Page 269, of the Deed Records of Brazos County, Texas;

THENCE N 42° 04' 48" E along the southeast right-of-way line of Southwest Parkway (80' right-of-way) for a distance of 408.37 feet to a ½" iron rod set;

THENCE N 45° 53' 57" E along the proposed widening of Southwest Parkway, for a distance of 23.29 feet to a ½" iron rod set at the PLACE OF BEGINNING of this description;

THENCE along the proposed widening of Southwest Parkway as follows:

N 45° 53' 57" E 126.84 feet to a ½" iron rod set,  
N 42° 04' 48" E 85.00 feet to a ½" iron rod set at the beginning of a transitional curve from Southwest Parkway to the proposed Dartmouth Drive extension, having a radius of 15.00 feet;

THENCE Easterly along said transition curve, for an arc distance of 23.56 feet, to a ½" iron rod set at the end of this curve, the chord bears N 87° 04' 48" E - 21.21 feet;

THENCE along the proposed southwest right-of-way line of Dartmouth Drive extension as follows:

S 47° 55' 12" E 55.25 feet to a ½" iron rod set at the beginning of a curve concave to the northeast, having a radius of 1078.44 feet,  
Southeasterly along said curve for an arc length of 119.03 feet to a ½" iron rod set, the chord bears S 51° 04' 55" E - 118.97 feet;

THENCE S 42° 04' 48" W 233.12 feet to a ½" iron rod set;

THENCE N 47° 55' 12" W 197.49 feet to the PLACE OF BEGINNING, containing 1.00 acre of land, more or less.



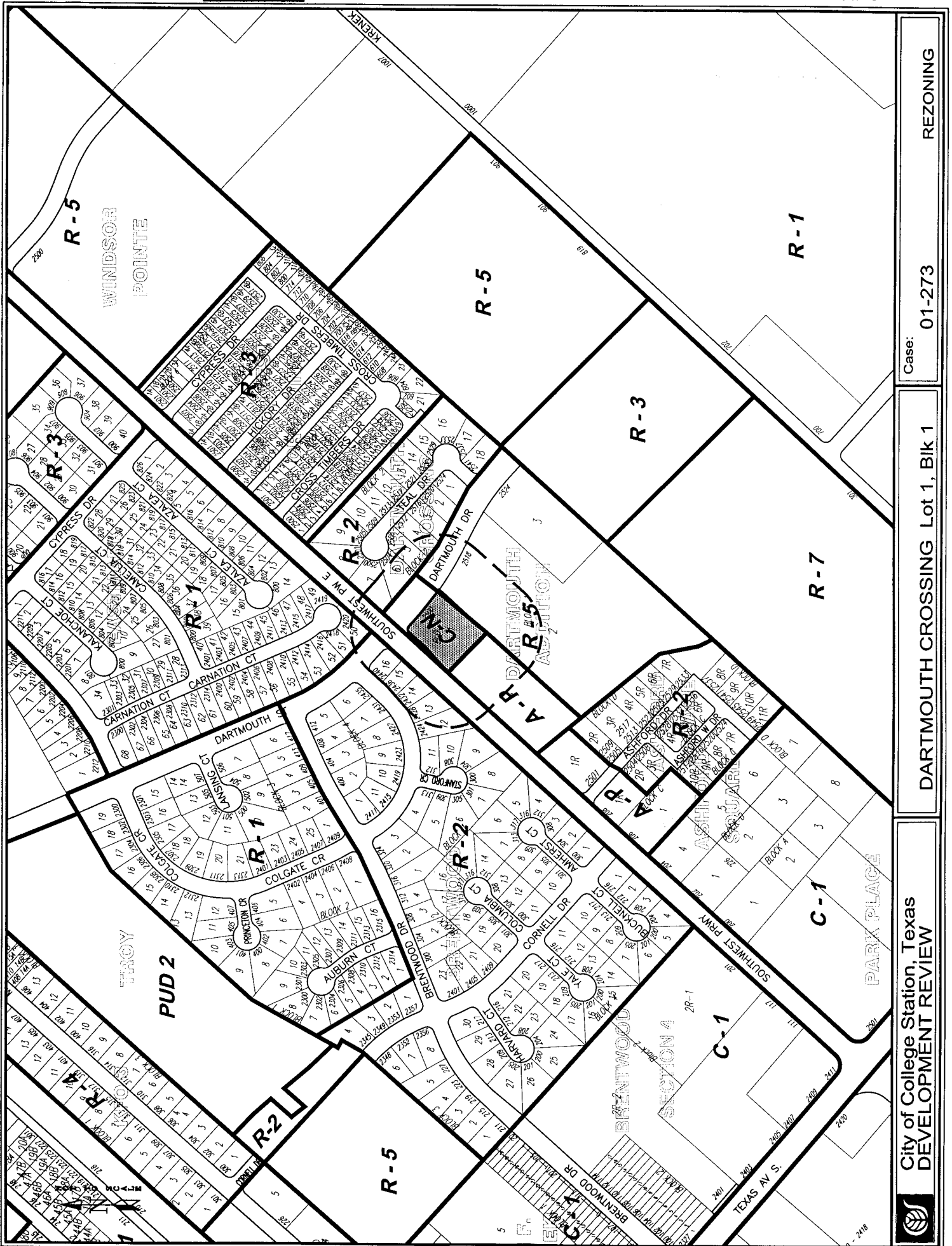
Surveyed October 1997

By:

S. M. Kling  
R.P.L.S. No. 2003

see 97-02b:icarrjben.1ac





REZONING

Case: 01-273

DARTMOUTH CROSSING Lot 1, Blk 1

City of College Station, Texas  
DEVELOPMENT REVIEW

